



**SANTA ROSA COUNTY
DEVELOPMENT SERVICES**

6051 Old Bagdad Highway, Suite 202 | Milton, Florida 32583

BECKIE CATO
Planning and Zoning Director
beckiec@santarosa.fl.gov

RHONDA C. ROYALS
Building Official
rhondar@santarosa.fl.gov

2017-V-087

Project Name: N/A

**Applicant and/or
Property Owner:** Philip Ceyler & Angie T. McKiddie

Representative: Paul Semmes of Florida Building
Consultants, Inc.

Request: Variance to reduce the side setbacks from 15
feet to 2.3 feet to accommodate a single
family residence. (LDC 6.07.03.D.4)

Zoning District: NB-MD (Navarre Beach-Medium Density)

Part I. General Information:

Project/Applicant: Philip Ceyler & Angie T. McKiddie
Representative: Paul Semmes of Florida Building Consultants, Inc.
Location: 7480 apt #3 White Sands Boulevard, Navarre Beach, FL
Parcel(s): 28-2S-26-9290-00000-0030
Zoned: NB-MD (Navarre Beach-Medium Density)
Request: Variance to reduce the side setbacks from 15 feet to 2.3 feet to accommodate a single family residence. (LDC 6.07.03.D.4)
District: Commissioner District #4
Current Condition: Vacant

Part II. Land Development Code Criteria:

6.07.03 NB - Medium Density (MD) (0-10 DU's per acre). Intent and Purpose of District: This district is intended to be primarily a medium population density residential area.

D. Site and Building Requirements

4. Side Yard Requirements. 15 feet.

Part III. Variance Criteria

2.04.00 SPECIAL EXCEPTIONS, VARIANCES AND CONDITIONAL USES: The ZB shall have the following duties and powers:

B. No variances shall be authorized under this provision unless the Board finds that all of the following conditions exist:

1. The special circumstances or conditions applying to the building or land in question are peculiar to such property and do not apply generally to other land or buildings in the vicinity.

Is this criterion met? Yes

Staff Analysis: Staff has determined that there are special circumstances regarding the land or building in question, and that this parcel does not possess unique qualities with respect to size or exceptional shallowness that are peculiar to such property and not to other lots within the area.

The applicant is requesting a variance to reduce the side setback from 15 feet to 2.30 feet to accommodate a two story 14-foot wide single family residence. The property is 18.60 feet wide and would not be buildable with current side setbacks.

2. The variance is necessary for the preservation and enjoyment of a substantial property right and not merely to serve as a convenience to the applicant.

Is this criterion met? No

Staff Analysis: This variance is not necessary for the preservation and enjoyment of a substantial property right and is merely a convenience to the property owner.

3. The authorization of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of Santa Rosa County.

Is this criterion met? Yes

Staff Analysis: It is not anticipated that the authorization of the variance will impair an adequate supply of light and air to adjacent property, or unreasonably diminish or impair established property values within the surrounding area.

4. The variance will not impair the intent of the zoning ordinance or zoning district map.

Is this criterion met? Yes

Staff Analysis: If authorized, a variance without special circumstances would not impair the intent of the zoning ordinance.

5. To permit the reduction of parking or loading requirements whenever the character or use of a building is such as to render unnecessary the full provision of parking or loading facilities as specified herein or whenever the strict enforcement of such provision would impose an unreasonable hardship as contrasted with merely granting an advantage or convenience.

Additionally, variances from access management connection standards may be granted where the effect of the variance would be to enhance the safety or operation of the roadway.

Is this criterion met? N/A

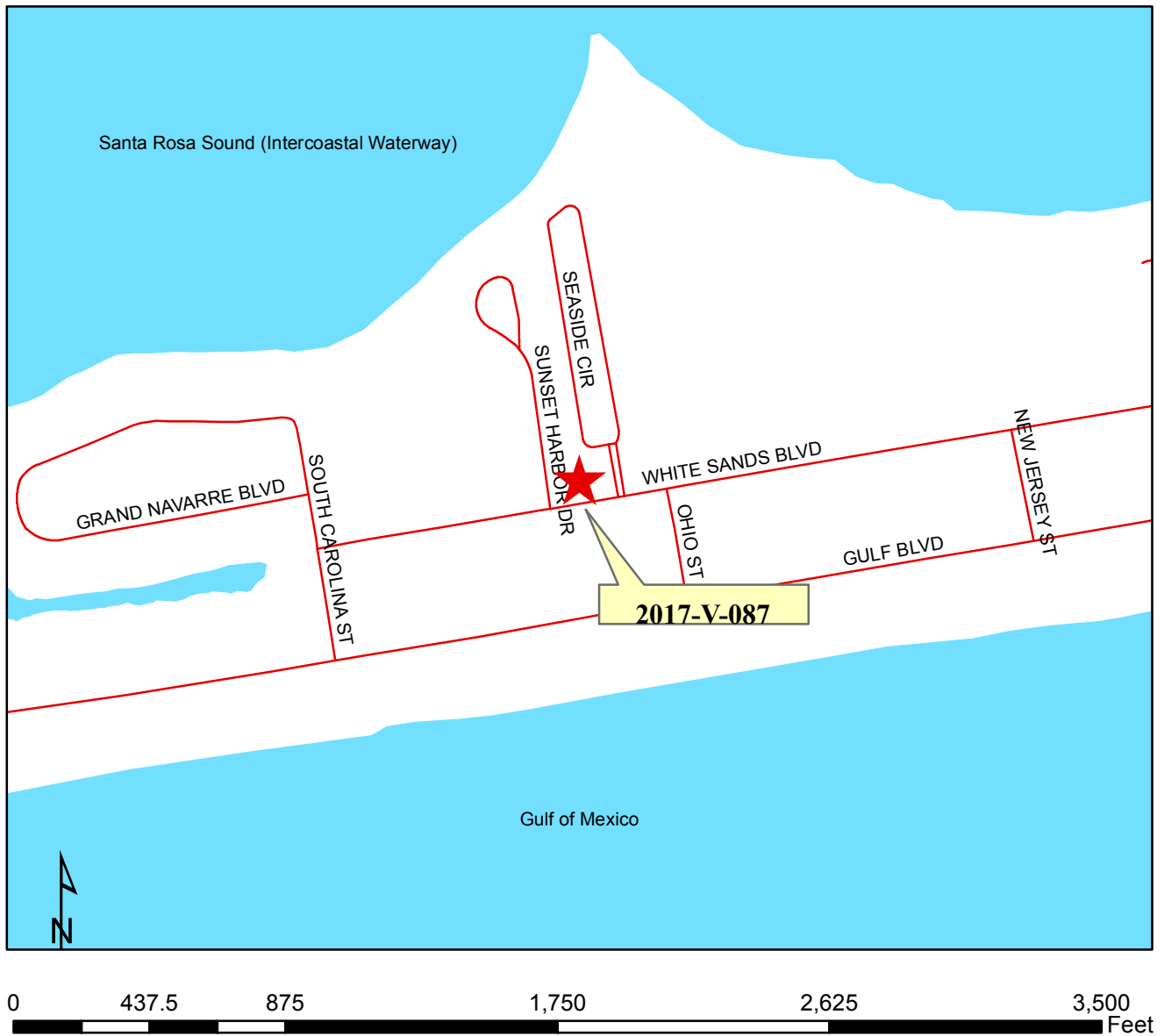
Staff Analysis: The proposed request does not apply to the reduction of parking or loading requirements nor does it apply to the access management standards which would affect the safety or operation of the roadway.

If the Variance is approved, are there any potential building code issues?

If a variance is granted to allow a 2.3 ft side setback, the following building code requirements will apply since the exterior walls will be less than 3 feet to the property line:

- 1. 1-hour fire-resistance rating with exposure from both sides**
- 2. Projections (overhangs) not allowed less than 2 feet**
- 3. No openings allowed in walls less than 3 feet**

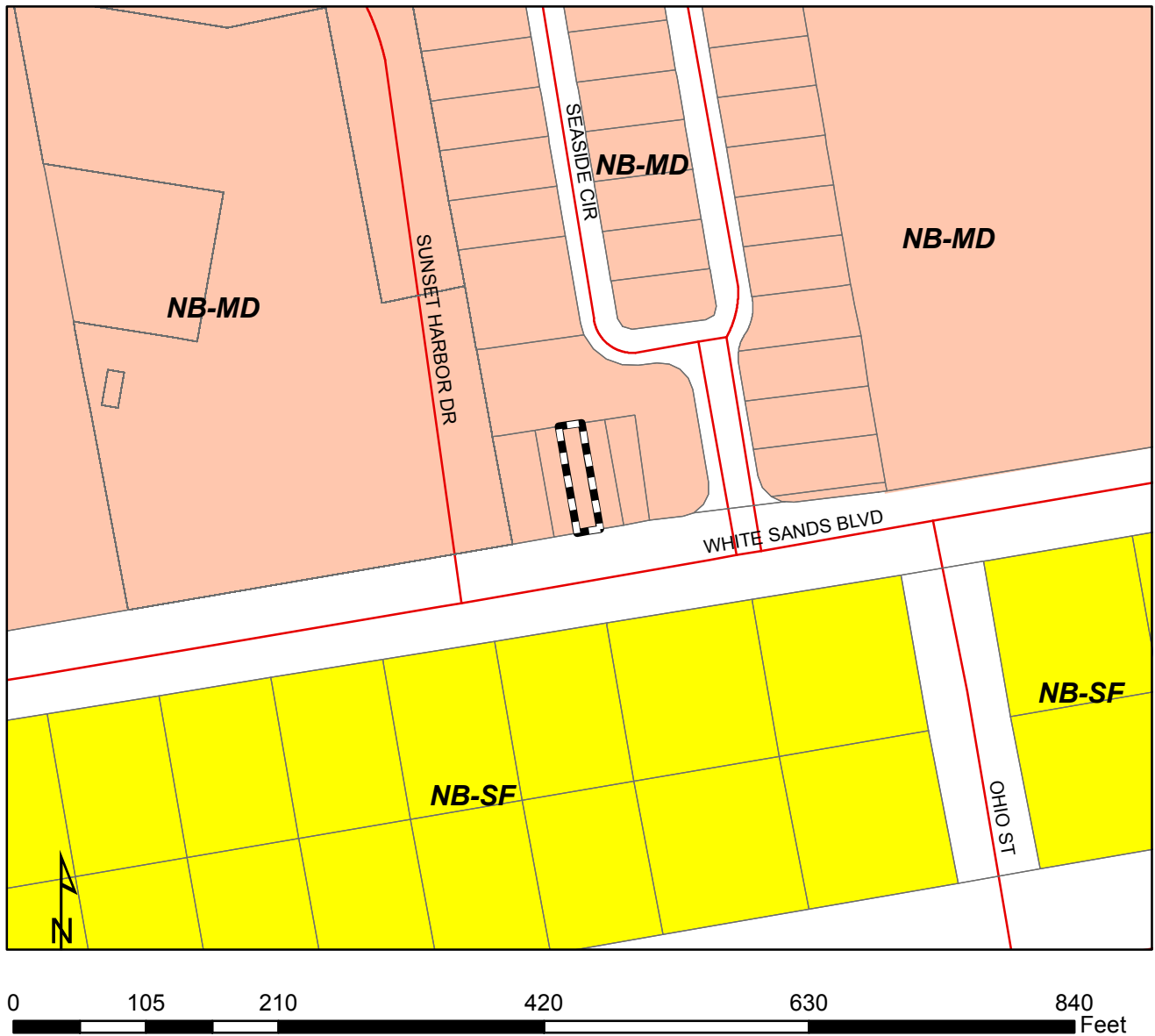
2017-V-087 Location



Disclaimer:

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2017-V-087 Zoning



Legend



sep_ZB

Zoning

DISTRICT

- AG-RR
- AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ
- AG1
- AG2
- AG2-APZ or CZ
- C1M
- C2M
- CITY
- HC1
- HCD
- HCD-APZ or CZ
- HCD-HON
- HNB
- HR1

- HR2
- M1
- M1-APZ or CZ
- M1-HON
- M2
- M2-APZ or CZ
- MID
- MIL
- NB-C
- NB-CON/REC
- NB-HD
- NB-MD
- NB-MHD
- NB-PMUD
- NB-SF
- NB-U

- NC
- NC-APZ or CZ
- NC-HON
- P1
- P1-HON
- P2
- P2-APZ or CZ
- P2-HON
- PBD
- PID
- PUD
- R1
- R1-APZ or CZ
- R1-HON
- R1A
- R1A-HON

- R1M
- R1M-APZ or CZ
- R1M-HON
- R2
- R2-APZ or CZ
- R2-HON
- R2M
- R2M-APZ or CZ
- R3
- RAIL
- RR1
- RR1-APZ or CZ
- STATE
- STATE-APZ or CZ
- TC1-HON
- WATER

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2017-V-087
2016 Aerial



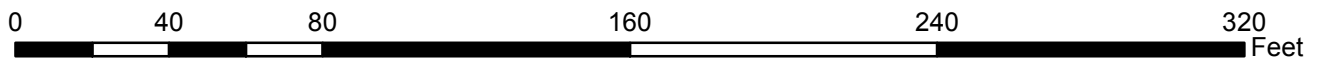
Legend

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2017-V-087
2016 Closeup Aerial



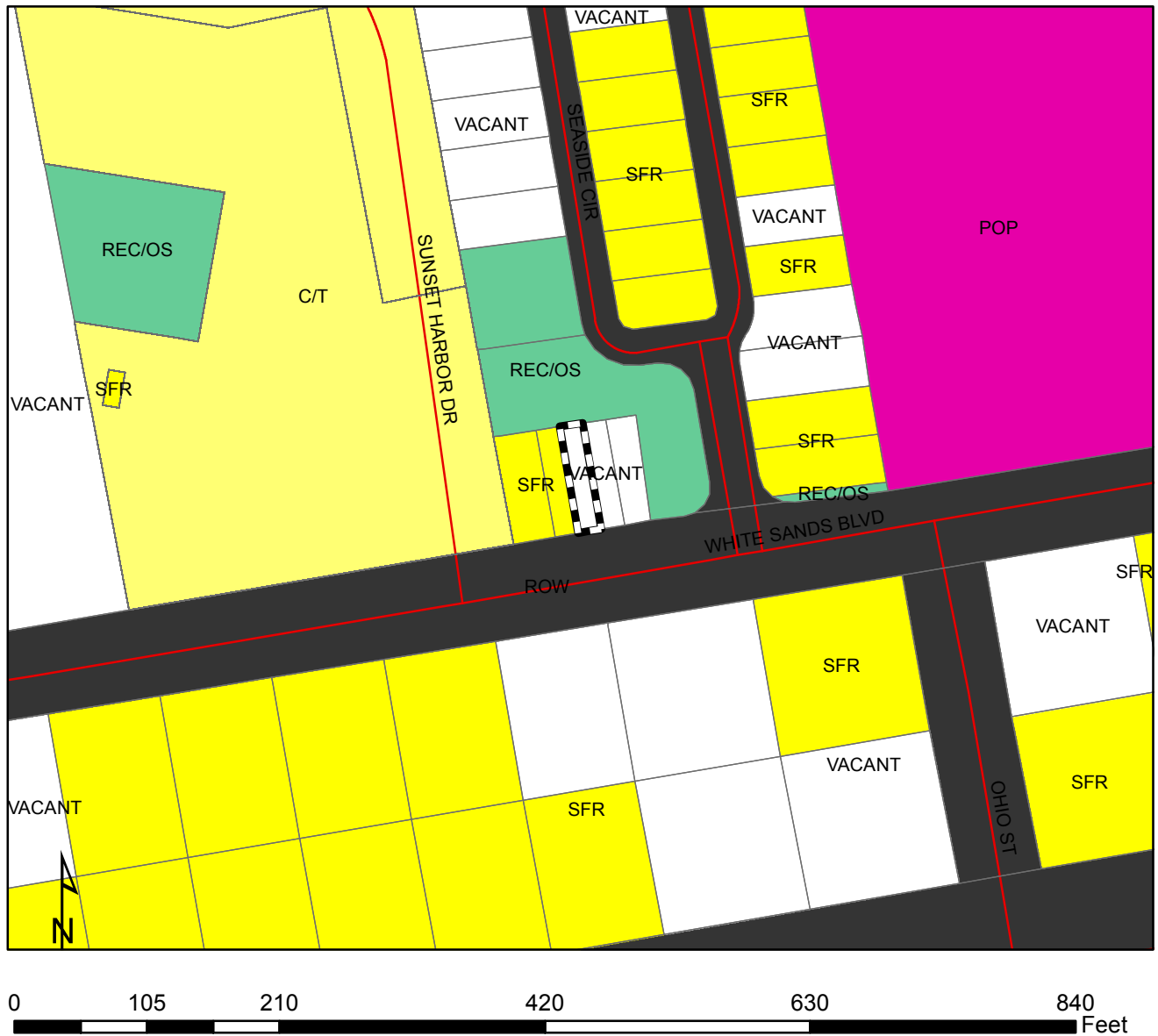
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2017-V-087 Existing Land Use



Legend



sep_ZB Existing Land Use

Category

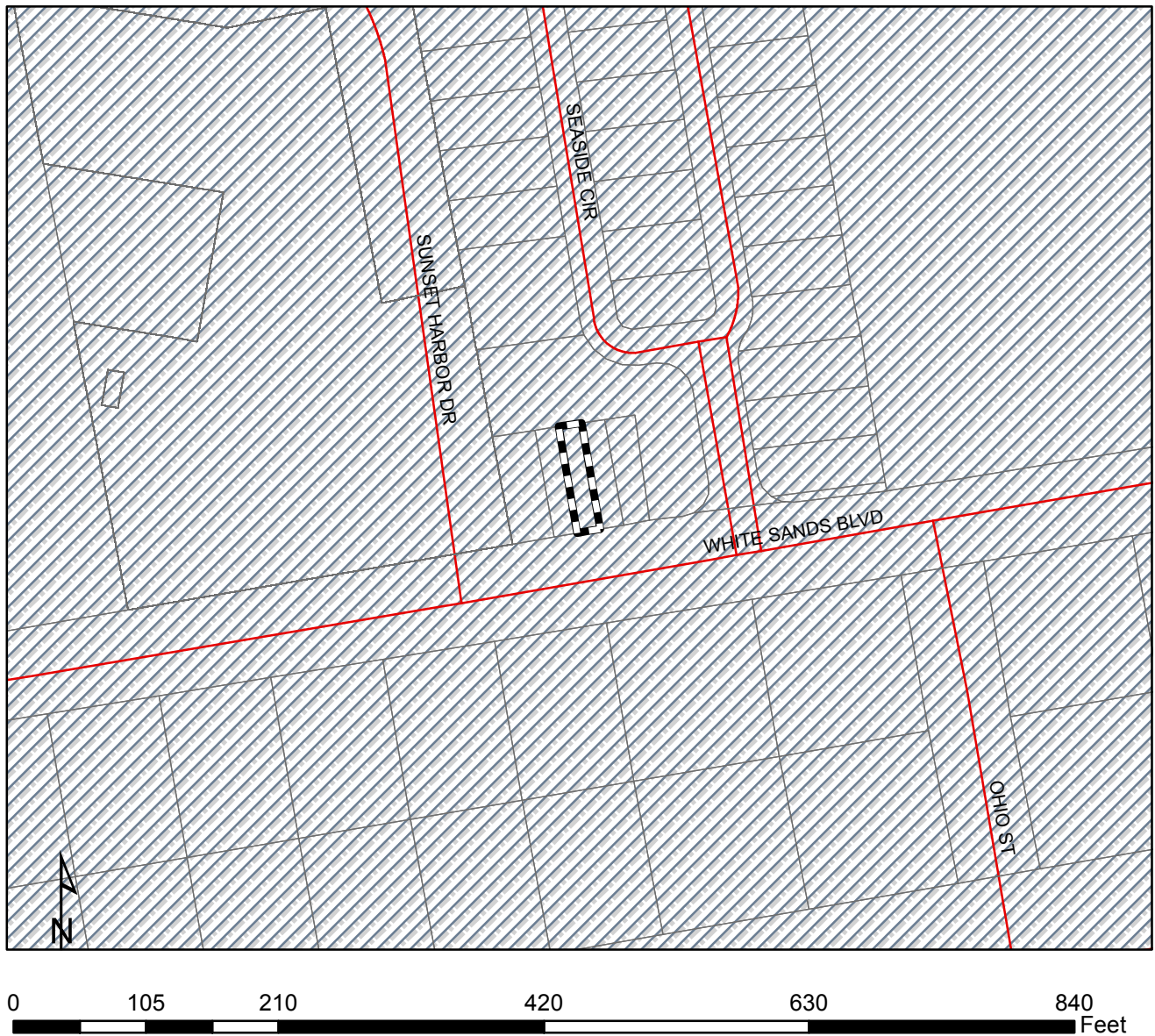
- Agriculture (AG)
- Agriculture, Homestead (AH)
- Condo's/Townhomes (C/T)
- City
- Commercial (COMM)
- Industrial (INDUS)
- Institutional (INST)
- Multi-Family Residential (MFR <5)
- Multi-Family Residential (MFR >5)
- Military (MIL)
- Mixed Residential/Commercial (MRC)

- Office
- Public Owned Property (POP)
- Rail
- Recreation/Commercial (REC/COMM)
- Recreation/Open Space (REC/OS)
- Right of Way (ROW)
- Single Family Residential (SFR)
- Silviculture (SILVICUL)
- Uncategorized (UNCAT)
- Utilities
- Vacant
- Water



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2017-V-087
Stormwater Problem Area



Legend

-  sep_ZB
-  Stormwater Problem Area

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Looking at the subject site.

122



Looking at the adjacent property to the west, subject site is on our right.

123



The adjacent property to the east is vacant, subject site is on our left.

124



Looking south, subject site is behind us.

125



SANTA ROSA COUNTY DEVELOPMENT SERVICES

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BECKIE CATO
Planning and Zoning Director
beckiec@santarosa.fl.gov

RHONDA C. ROYALS
Building Official
rhondar@santarosa.fl.gov

Variance Application

* Application Instructions begin on Page 3

** For Official Use Only **	
Application No. <u>2017 -V- 087</u>	Date Received: _____
Review Fee: <u>235+ 248.40</u>	Receipt No.: <u>317</u>
Zoning District: <u>NB-MD</u>	FLUM Designation: <u>NB-MDR</u>

± 0.036

VD# 4

Property Owner Property Owner Name: Philip Ceyler & Angie T. McKiddie

Address: 2704 SE 39th

Moore, OK 73160

Phone: (405) 734-7164 Fax: _____

Email: angie.mckiddieceyler.1.ctr@us.af.mil

Applicant ☐ Check here and skip this section if the applicant is the Property Owner. Otherwise, complete this section and provide authorization from the Property Owner giving the Applicant the authority to pursue variance approvals.

Company: Florida Building Consultants, Inc.

Contact Name: Paul R. Semmes, PE

Address: 7552 Navarre Parkway, Suite 7

Navarre, FL 32566

Phone: (850) 939-3959 Fax: (850) 939-3953

Email: paul@fla-build.com

Property Information Parcel ID Number(s): 28-2S-26-9290-00000-0030
-OR-

Street Address of property for which the Variance is requested:

7480 White Sands Blvd., Navarre Beach, FL
Apt. # 3

**Variance
Request**

What is the present use of the property? Vacant - Prior use was Residential. The property was one of a group of several townhouses, Sandpiper Point.

Please describe the requested variance, including exact dimensions and purpose of the variance.
Reduce the side setback requirement from 15' to 2.30' in order to allow construction of a 14' wide single family residence.

Please describe the special circumstances or conditions that apply to the building or land in questions which necessitate the variance request.

The property is not buildable without reducing the side setbacks.

Are the special conditions or circumstances described above the result of a proposed or prior action of the applicant? Yes _____ No X

Please explain why the literal enforcement of the provisions of the Land Development Code will result in unnecessary hardship.

The property owner would not be able to use the property as a living unit unless a variance is granted.

**Variance
Provisions
And
Criteria**

Do you currently have a Code Enforcement Violation which pertains to this Variance request?

☐ Yes ☒ No

I understand that all decisions made by the Zoning Board of Adjustment are subject to appeal and that their decision does not become effective until the appeal time has successfully passed.

☐ Yes ☐ No

I understand that approval by the Zoning Board of Adjustments does not authorize construction and/or land clearing to occur on this site and that additional approvals and Building Permits may be required.

☐ Yes ☐ No

I understand that determinations by the Zoning Board of Adjustment are valid for 36 months.

☒ Yes ☐ No

Certification and Authorization

By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application. I do hereby authorize County staff to enter upon my property at any reasonable time for purposes of site inspection.

Paul R. Semmes, PE

Applicant Name (Type or Print)

Principal Engineer

Title (if applicable)


Applicant Signature

7/7/2017

Date



Florida Building Consultants, Inc.

Engineering & Construction Services

VIA HAND DELIVERY

Santa Rosa County Development Services
6051 Old Bagdad Highway, Suite 202
Milton, Florida 32583

RE: Variance Application
Owner: Philip Ceyler and Angie T. McKiddie
Subject Property: 28-2S-26-9290-00000-0030

Dear Ms. Cato:

Enclosed is a copy of the Variance Application, Specific Power of Attorney, and Application Fee in the amount of \$235.00, and Site Plan. The Applicant seeks a variance to reduce the side setback requirement from 15' to 2.30' to allow construction of a 14' wide single family residence. The Applicant is aware that no variance will be authorized under unless the Board finds that all of the following conditions exist:

- 1. The special circumstances or conditions applying to the building or land in question are peculiar to such property and do not apply generally to other land or buildings in the vicinity.**

The subject property has a special condition, it has no side setbacks. The residential structure was damaged to the point that it had to be demolished. Rebuilding the residence is not possible unless a variance is required. Other properties within the same development are subject to the same condition, but undeveloped properties in the area are not subject to the same conditions.

- 2. The variance is necessary for the preservation and enjoyment of a substantial property right and not merely to serve as a convenience to the applicant.**

The setback variance is necessary for the homeowner to use the property to build a home. The property is 18.60 feet wide and the required side setback is 15'.

- 3. The authorization of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of Santa Rosa County.**

The proposed use will not adversely impact the adjacent properties. The proposed residence will be constructed similar to the previous residence. The variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase



Florida Building Consultants, Inc.

Engineering & Construction Services

the congestion in public streets, the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of Santa Rosa County.

4. The variance will not impair the intent of the zoning ordinance or zoning district map.

The variance will allow the property to be rebuilt to be compatible with the original development plan of the townhouse development. The use will not impair the intent of the zoning ordinance or zoning district map.

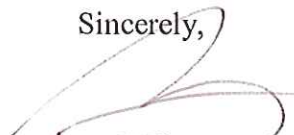
5. To permit the reduction of parking or loading requirements whenever the character or use of a building is such as to render unnecessary the full provision of parking or loading facilities as specified herein or whenever the strict enforcement of such provision would impose an unreasonable hardship as contrasted with merely granting an advantage or convenience.

The new residence will not impact any parking, loading or other traffic conditions. The use is the same as originally constructed. The property was originally part of a larger property that was developed as a single row of attached townhouse units. The property was developed in accordance with setbacks and other restrictions in place at the time of construction. The townhouse units were constructed with common walls that separated each unit from the adjacent units. After construction, the units were divided into separate properties at each common wall and sold. In 2010, the group of townhouse units was damaged by a storm and some of the units were demolished. There are some units that were repaired and remain as they were constructed originally. Others, such as the subject property, were demolished and now trying to rebuild.

The obstacle to rebuilding is the side setback requirement. The property previously had no setbacks, the common walls between the units were on the property lines. The only feasible method of construction is rebuilding within the common walls/property lines but the total width of the property is 18.60 feet which was the total width of the previous home. The only way to use this property as a residence is to be granted a setback variance. We respectfully request that the Board approve this variance request.

Please feel free to call me if you have any questions. Thank you for your consideration.

Sincerely,



Paul R. Semmes, PE
Principal Engineer

Prepared by and Return to:
Kerry Anne Schultz, Esq.
Fountain, Schultz & Associates, P.L.
2045 Fountain Professional Ct., Suite A
Navarre, Florida 32566
(850) 939-3535

SPECIFIC POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, **PHILIP R. CEYLER**, whose mailing address is 2704 se 39th, Moore, OK 73160, has made, constituted and appointed, and by these presents do make constitute and appoint, **PAUL SEMMES**, President of Florida Building Consultants, Inc., a Florida Corporation, whose mailing address is 7552 Navarre Parkway, Suite 7, Navarre, Florida 32566, my lawful attorney for me in my name, place and stead, to do all acts desirable or necessary as my attorney-in-fact shall in his sole judgment deem advisable and necessary to complete and file a Variance Application issued by Santa Rosa County Development Services on: Parcel ID No.: 28-2S-26-9290-00000-0030.

See exhibit "A" for full legal description

I grant unto said attorney-in-fact specific and full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in or about the premises as fully, and with all intents and purposes, as I might do if personally present, with full power of substitution and hereby ratifying and confirming all that said attorney-in-fact shall lawfully do or cause to be done pursuant to the provision of the referenced contract relating to the completion and filing of the Variance Application with the Santa Rosa Count Development Services. Such power shall include the right to execute said document, the power to execute, acknowledge and deliver said application. This power of attorney shall not be affected by the disability, incompetency or incapacity of the principals in accordance with State law.

This power of attorney is given solely for the purpose as set forth above and shall cease and terminate and be void thereafter without any further act from me. This power is, however, durable and shall survive my incapacity.

IN WITNESS WHEREOF, I have set my hand and seal this 8 ^{July} day of May, 2017.

Signed, sealed and delivered in the presence of:

WITNESSES:

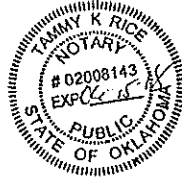
PRC BATTLE Dena Battle
Print Name: DENA BATTLE
Clay Casante
Clay Casante

Philip R. Ceyler
PHILIP R. CEYLER

Print Name:

STATE OF Oklahoma
COUNTY OF Oklahoma

The foregoing instrument was acknowledged before me this 8 day of July 2017, by **PHILIP R. CEYLER**, who has produced a Florida driver's license as identification and has not taken an oath. Oklahoma



Tammy K Rice
NOTARY PUBLIC
Commission No.: 02008143
My Commission Expires: 06-15-2018

Prepared by and Return to:
Kerry Anne Schultz, Esq.
Fountain, Schultz & Associates, P.L.
2045 Fountain Professional Ct., Suite A
Navarre, Florida 32566
(850) 939-3535

SPECIFIC POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, **ANGIE T. MCKIDDIE**, whose mailing address is 2704 se 39th, Moore, OK 73160, has made, constituted and appointed, and by these presents do make constitute and appoint, **PAUL SEMMES**, President of Florida Building Consultants, Inc., a Florida Corporation, whose mailing address is 7552 Navarre Parkway, Suite 7, Navarre, Florida 32566, my lawful attorney for me in my name, place and stead, to do all acts desirable or necessary as my attorney-in-fact shall in his sole judgment deem advisable and necessary to complete and file a Variance Application issued by Santa Rosa County Development Services on: Parcel ID No.: 28-2S-26-9290-00000-0030.

See exhibit "A" for full legal description

I grant unto said attorney-in-fact specific and full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in or about the premises as fully, and with all intents and purposes, as I might do if personally present, with full power of substitution and hereby ratifying and confirming all that said attorney-in-fact shall lawfully do or cause to be done pursuant to the provision of the referenced contract relating to the completion and filing of the Variance Application with the Santa Rosa Count Development Services. Such power shall include the right to execute said document, the power to execute, acknowledge and deliver said application. This power of attorney shall not be affected by the disability, incompetency or incapacity of the principals in accordance with State law.

This power of attorney is given solely for the purpose as set forth above and shall cease and terminate and be void thereafter without any further act from me. This power is, however, durable and shall survive my incapacity.

IN WITNESS WHEREOF, I have set my hand and seal this 8th day of ^{July} ~~May~~, 2017.

Signed, sealed and delivered in the presence of:

WITNESSES:

Dena Biffle
Dena Biffle

Print Name:

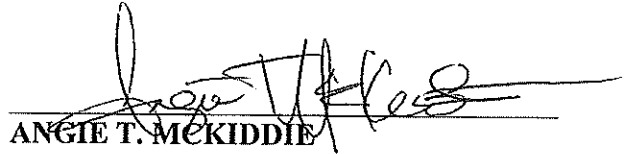
Clay Cascanie

Clay Cascanie

Print Name:

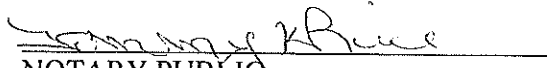
STATE OF Oklahoma

COUNTY OF Oklahoma


ANGIE T. MCKIDDIE

The foregoing instrument was acknowledged before me this 8th day of July 2017, by ANGIE T. MCKIDDIE, who has produced a ~~Florida~~ driver's license as identification and has not taken an oath. Oklahoma

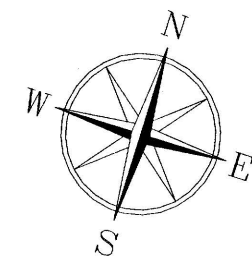



NOTARY PUBLIC
Commission No.: 02008143
My Commission Expires: 06/15/18



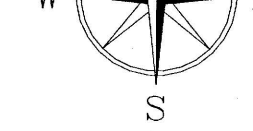
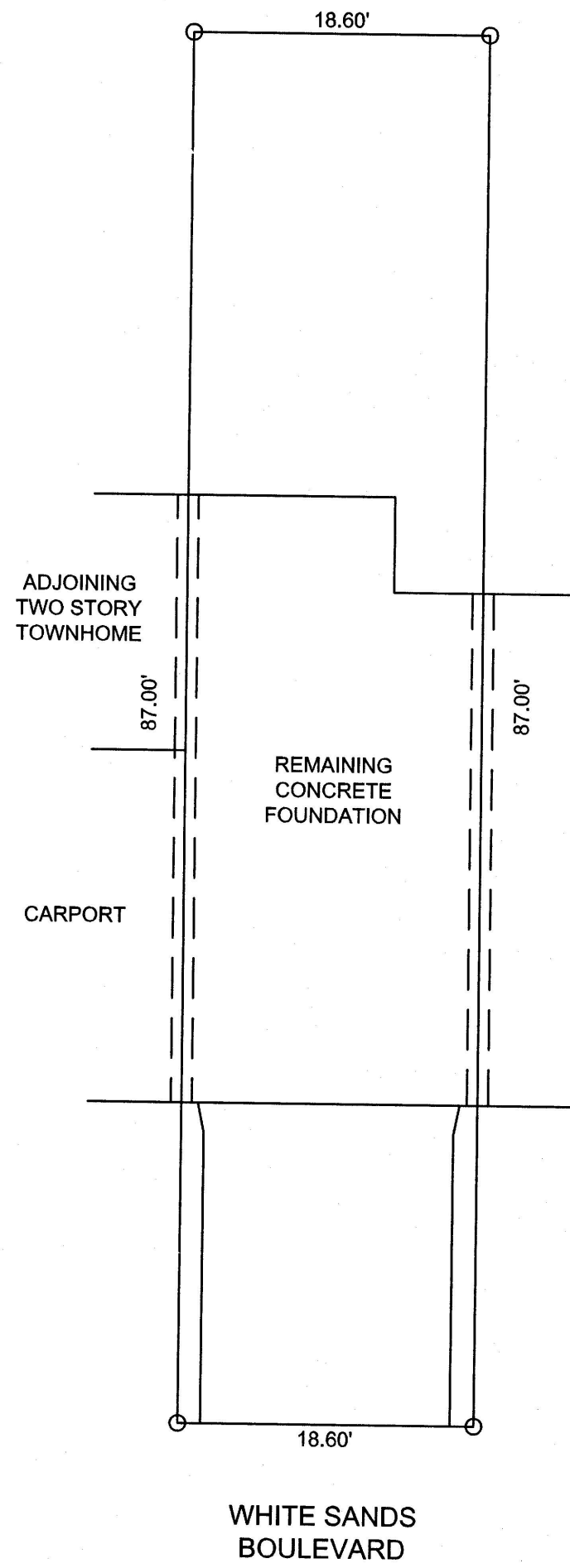
FRONT ELEVATION

SCA_E:1/4"=1'-0"

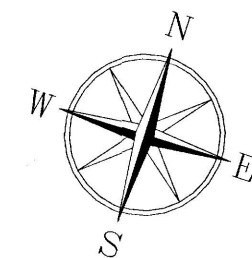
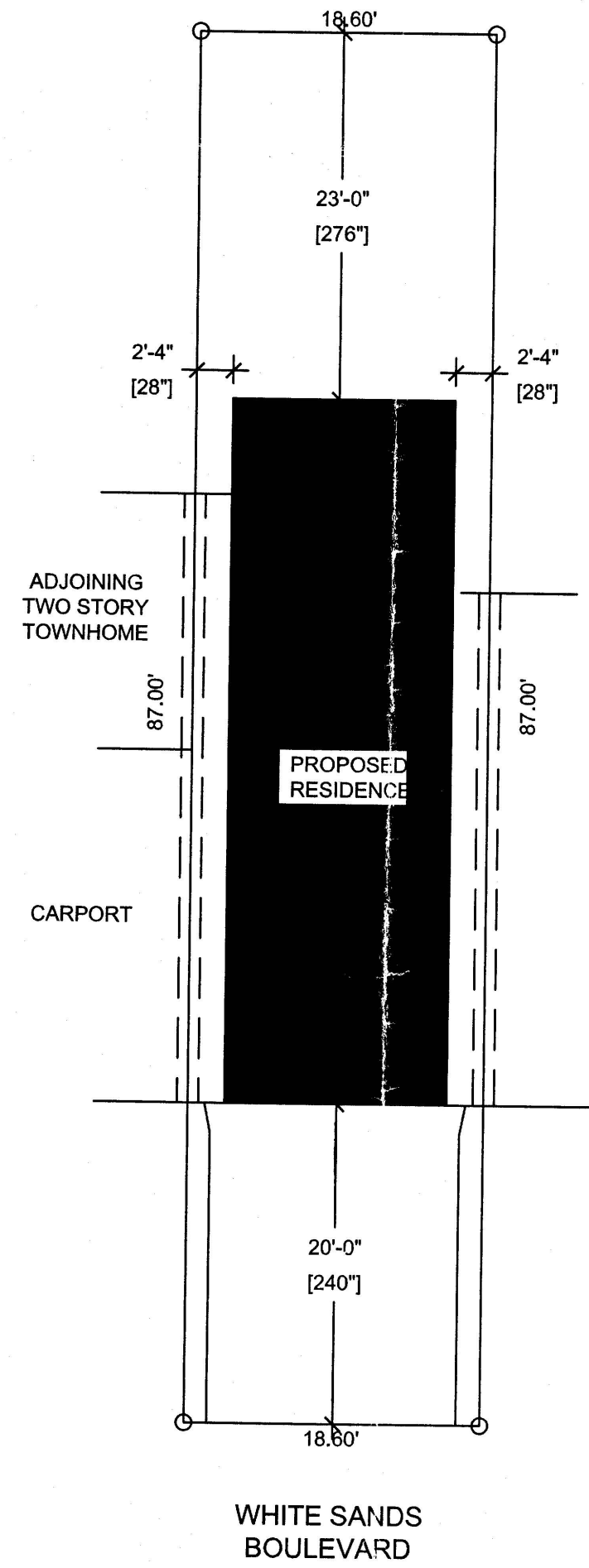


SITE PLAN

SCALE:1"=10'-0"




LOCATION MAP




SITE PLAN

SCALE:1"=10'-0"



Santa Rosa County Property Appraiser

Gregory S. Brown, CFA



[Sales In Area](#)
[Sales In Section](#)
[Sales In Subdivision](#)

[Previous Parcel](#)

[Next Parcel](#)

[Field Definitions](#)

[Return to Main Search](#)

[Santa Rosa Home](#)

Owner and Parcel Information

Owner Name	CEYLER PHILIP R & ANGIE T MCKIDDIE	Today's Date	August 18, 2017
Mailing Address	2704 SE 39TH	Parcel Number	28-2S-26-9290-00000-0030
	MOORE, OK 73160	Tax District	Navarre Beach (District 10)
Situs/Physical Address	7480 WHITE SANDS BLVD 3 NAVARRE BEACH	2016 Millage Rates	13.5773
Property Usage	VACANT (000000)	Acreage	0.037
Section Township Range	28-2S-26	Homestead	N

Tax Collector Bill

Permits

Show Parcel Maps

Generate Owner List By Radius

Show Zoning

Value Information

	2014 Certified Values	2015 Certified Values	2016 Certified Values
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Land Value	\$25,000	\$25,000	\$25,000
Land Agricultural Value	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0
Just (Market) Value*	\$25,000	\$25,000	\$25,000
Assessed Value	\$25,000	\$25,000	\$25,000
Exempt Value	\$0	\$0	\$0
Taxable Value	\$25,000	\$25,000	\$25,000

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Legal Description

SANDPIPER POINT TOWNHOUSES UNIT 3 FURTHER DES AS: COMM AT I/S OF W LI NAVARRE BCH RES SEC 1 & C/L GULF BLVD TH N 0°01'15"W 370 FT ALG SAIDW LI TH N 78°11'30"E 2367.82 FT TH N 11°48'30"W 19.28 FT TOPOB TH CONT 87 FT TH S 78°11'30"W 18.6 FT TH S 11°48'30"E 87 FT TH N 78°11'30"E 18.6 FT TO POB AS DES IN OR 3534 PG 721

The legal description shown here may be condensed for assessment purposes. Exact description should be obtained from the recorded deed.

Extra Features Data

Description	Number of Items	Units	Year	Extra Feature Value
No records associated with this parcel.				

Land Information

Item	Land Code	Description	Zoning	Frontage	Depth	Unit Type	Land Units	Land Value
1	000150	SFR TOWNHOUSE	MD	19	87	1	UT	\$25,000

Sale Information

Multi-Parcel Sale	Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
No	06-24-2016	\$ 33,000	ASSIGNMENT OF LEASE	3534	721	Qualified	Vacant	BS SQUARED LLC	CEYLER PHILIP R & ANGIE T (H&W)
No	07-31-2007	\$ 100,000	ASSIGNMENT OF LEASE	2760	532	Qualified	Vacant	ELLINGTON DAVID L &	BS SQUARED LLC
No	10-01-1998	\$ 117,000	ASSIGNMENT OF LEASE	1718	538	Qualified	Improved		ELLINGTON DAVID L &
No	11-01-1993	\$ 62,500	ASSIGNMENT OF LEASE	1385	70	Qualified	Improved		
No	10-01-1993	\$ 100	ASSIGNMENT OF LEASE	1385	67	Unqualified	Improved		
No	10-01-	\$ 60,000	LI	2471	306	Qualified	Improved		

Citizen Comments

2017-V-087



Danny Collins

From: Vicki Luebke <vluebke@gmail.com>
Sent: Tuesday, August 29, 2017 10:47 AM
To: Danny Collins
Subject: Proposed Variance 7480 #3

Hi Dan,

It is completely ridiculous to think that I can maintain a 40 foot tall wall with 2.5 feet of space between my house and the neighbor. Reality is the lot line begins in the middle of the wall, which means there would be less than two feet of space between my house and a garage on stilts.

I just did some maintenance on that wall and we had to use a lift truck to do the work. There is nothing way we could squeeze a lift into 2 feet of space.

Not to mention, they are trying to essentially determine for the other owners of lots 4 & 5 what type of structure they would have to build.

It is just ridiculous. I talked to those Okies and told them to get an architect to design a town home, which we would welcome with open arms. In a neighborhood of half-million dollar homes and more they want to put up what amounts to a mobile home. I can't reiterate it enough that this proposed scheme is absolutely ridiculous.

Vicki Luebke

Townhouses in Navarre Beach

Thu 8/3/2017 9:03 AM

From: Cindy McIlwain

To: "nanci@nanciagee.com"



Hello Ms. Agee,

The property located at 28-2s-26-9290-00000-0030 has to build to the original footprint at a zero lot line. If you need further assistance, please contact me. Thanks.

Sincerely,

Cindy McIlwain

Planner I

Santa Rosa County Development Services Center

6051 Old Bagdad Hwy, Suite 202 | Milton, Florida 32583

P: 850.981.7088 | F: 850.983.9874

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Danny Collins

From: virginia kron <patchesgracie@yahoo.com>
Sent: Tuesday, September 5, 2017 3:09 PM
To: Danny Collins
Subject: Variance 2017-V-087



Mr. Collins

I am responding to the above variance request. I own a condo in Sunset Harbor which is next door to this property. This would greatly affect the property in Sunset Harbor. 2 1/2 feet from the property line is just too close. That would definitely degrade the property value in Sunset Harbor. It would degrade all units value in Sunset Harbor, but would drastically affect some of the units in the thousands of dollars.

Please uphold the zoning restrictions that are in place. That is why we have zoning laws and they should not be broken. The zoning laws are there for a reason. The group wanting the variance need to go by the rules just like everyone else. It seems there would be a safety issue for building that close.

Please do not allow this appeal to be approved. All we want is you to uphold the zoning laws that are in place.

Thank you for the information you sent about this variance.

Virginia Kron 😊



Danny Collins

From: Pamla Paris <pamlaparis@gmail.com>
Sent: Saturday, September 2, 2017 10:41 AM
To: Danny Collins
Subject: Variance Request 2017-V-087

Please deny the Variance request to reduce the setbacks. The owners, subject to this Variance Request, are planning to build a large home near my property in By the Sea.

This variance change would result in loss of value to my property due to its size and proximity to my Lot 43A in By The Sea Subdivision.

I respectfully request you deny the Variance Request.

Pam Paris
Owner
Lot 43A
By the Sea, Navarre, FL

Danny Collins



From: Pamla Paris <pamlaparis@gmail.com>
Sent: Saturday, September 2, 2017 10:37 AM
To: Danny Collins
Subject: Variance Request: 2017-V-087

I respectfully request the variance on setbacks from 15' to 2.5' be denied. This residence would be right at the front entrance to my subdivision. This large home would be close to my lot and is just too close.

It would not conform to the area and would greatly take value away from my property.

I respectfully request this variance request be denied.

Thank you,

Pamla Paris
Property Owner,
By the Sea (Lot 3A)
Navarre FL



Danny Collins

From: marc merleau <marcmerleau@hotmail.com>
Sent: Saturday, September 2, 2017 10:51 AM
To: Danny Collins
Cc: pamla PARIS
Subject: zoning variance review

As owner of lot 11A By the Sea subdivision, I strongly oppose the county according a variance at 7480 White Sands Boulevard #3 for the purpose of enabling the owner to put a larger structure. That would counter the general architectural size buildings in the neighborhood, it would have a negative impact on value and it would be an eyesore. I vote a big NO.

Marc Merleau
owner lot 11A By the Sea.

Danny Collins

From: Lisa OHeron <lisacmlne@aol.com>
Sent: Thursday, August 31, 2017 8:14 PM
To: Danny Collins
Subject: Re: case # 7017-v-087



I'm an owner at Sunset Harbour. My vote is NO. Just like the 11 ACRE parcel next to us. 2.5 feet? Really? that's too, too close!

Lisa OHeron

-----Original Message-----

From: Danny Collins <DannyC@santarosa.fl.gov>
To: Lisa OHeron <lisacmlne@aol.com>
Sent: Thu, Aug 31, 2017 8:08 am
Subject: RE: case # 7017-v-087

This is a variance request. The location of the proposed project is 7480 White Sands Boulevard Apt #3, Navarre Beach, FL, and is identified as parcel 28-2S-26-9290-00000-0030. The applicant is requesting a variance to reduce the side setbacks from 15 feet to 2.50 feet to accommodate a single family residence.

Should you have additional questions, please let me know.

Danny Collins
Planner II
Santa Rosa County Development Services Center
6051 Old Bagdad Hwy, Suite 202 | Milton, Florida 32583
P: 850.981.7086 | F: 850.983.9874
Santarosa.fl.gov | [Facebook](#) | [Twitter](#) | [Instagram](#)

Help us improve our customer service with this [short survey](#).

From: Lisa OHeron [<mailto:lisacmlne@aol.com>]
Sent: Wednesday, August 30, 2017 10:11 PM
To: Web Email - Planning & Zoning <WebEmail-PlanningZoning@santarosa.fl.gov>
Subject: case # 7017-v-087

What is the public hearing for? The phone # listed is 981-7075 What is the area code? I'm an owner in Sunset harbor and was wondering what was going on with that parcel of land.
Thank you for any information...

Lisa OHeron

Florida has a very broad Public Records Law. Virtually all written communications to or from Santa Rosa County Personnel are public records available to the public and media upon request. E-mail sent or received on the county system will be considered public and will only be withheld from disclosure if deemed confidential pursuant to State Law.



Danny Collins

From: Cheryl Sykes <cherylsykes@hotmail.com>
Sent: Thursday, September 7, 2017 4:38 PM
To: Danny Collins
Cc: Tim crawley; P.J. Julian; John Gerbus; Melvin Fernandez; Jennie Barrett
Subject: Variance Request 2017-V-087 for Philip Ceyler and Angie McKiddie

Dear Mr. Collins,

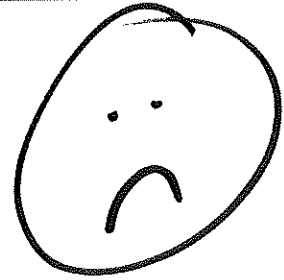
On behalf of the By the Sea HOA Board members, I am submitting a concern and comment to you regarding the Request for Variance 2017-V-087. Parcel 28-2S-26-9290-00000-0030 abuts at the north property line, to a portion of the south bank of the By the Sea retention pond. The HOA concern is that any change in grade due to construction on the parcel could result in runoff into the retention pond. This retention pond is calculated and permitted for stormwater drainage from the subdivision streets only. The By the Sea HOA therefore, requests that the Planning Department staff and Zoning Board members, consider any negative impact that construction on the lot could have on rainwater drainage from that parcel.

Respectfully,

Cheryl Sykes
Vice President
By the Sea HOA
1412 Seaside Circle
Navarre, FL

Danny Collins

From: Gerald Gallup <gallupg1869@gmail.com>
Sent: Monday, September 11, 2017 3:16 PM
To: Danny Collins
Subject: Conditional Use #2017-CU-024



Dear Danny,

I have received notice of the upcoming conditional use request for the property located on Hwy 87 in the Heart of Navarre Overlay District.

I am opposed to the approval of this variance.

I own 2 properties across Hwy 87 from this location. I purposefully purchased these properties with the understanding that they were part of the Heart of Navarre plan and that the plan would be followed.

This area is one of the only areas in Navarre with sidewalks and streetlights on both sides and it should be developed as per the plan developed by Navarre's citizens. With Navarre's explosive growth it is incumbent upon the planning department to foresee the need of a commercial area which allows walk-ability and safety for its populace. Navarre still has a chance of developing a properly planned area which takes into account highest and best use as well as future growth. A Boat and RV Storage Facility on this corridor does not meet this criteria and would in fact detract and degrade the area and affect property values.

Please recommend that this variance not be approved.

Thank you,

Gerry Gallup
LGG Holdings LLC

Danny Collins

From: Tina <tinasodyssey@frontier.com>
Sent: Thursday, September 14, 2017 11:27 AM
To: Danny Collins
Subject: Variance 2017-V-087 RE Phillip Ceyler and Angie McKiddie



Mr. Collins,

Thank you for keeping us in the loop regarding Phillip Ceyler and Angie McKiddie. Due to work commitments and distance, we will be unable to attend the zoning board meeting on Thursday, September 14.

We have reviewed, to the best of our ability, all information regarding "Variation Request " that was sent. We oppose any and all setback changes. We have great opposition to any physical changes in our neighborhood. In addition, we are also very concerned about safety issues with pedestrian traffic and bicyclists. But moreover, structures being built within two and a half feet of the property line is totally unacceptable. The rental value of our property is greatly diminished by any proposed setbacks, not to mention the privacy and noise factors.

The strategy of objecting to a zoning variance is to become educated on the zoning laws, talk with neighbors, and make sure all objections are heard and taken into great consideration at all public meetings. We trust that the latter will indeed be of the utmost importance.

We appreciate all of the information you have provided on this situation. We look forward to receiving any updates, and if possible, a transcript of the minutes from this Thursday's meeting.

Many thanks, Mr. Collins.

Sincerely,
Tina and David Bonini
Sunset Harbor
Unit 2-204

~35 feet wide
~40 feet tall

7480 White Sands Blvd
East Wall of Unit #2
Owner: Vicki E. Luebke

